

Schedule-1 Amendment Number 99

**AMENDMENT NO. 99
TO THE OFFICIAL PLAN
FOR THE CITY OF GUELPH**

PART A – THE PREAMBLE

Title and Components

This document is entitled '601 Scottsdale Drive Site-Specific Amendment' and will be referred to as 'Amendment No. 99'. Part A - The Preamble provides an explanation of the amendment including the purpose, background, location, basis of the amendment and summary of changes to the Official Plan but does not form part of this amendment.

Part B – The Amendment forms Amendment No. 99 to the Official Plan for the City of Guelph and contains the specific text of the new policy introduced to the Official Plan for the City of Guelph through the Amendment.

Part C – The Appendices include information about public participation, background studies and the staff recommendation report to Council.

Purpose

The purpose of Amendment No. 99 is to add a site-specific policy to the "Mixed-use Corridor 1" land use designation to permit a residential development with a maximum net density of 300 units per hectare.

Location

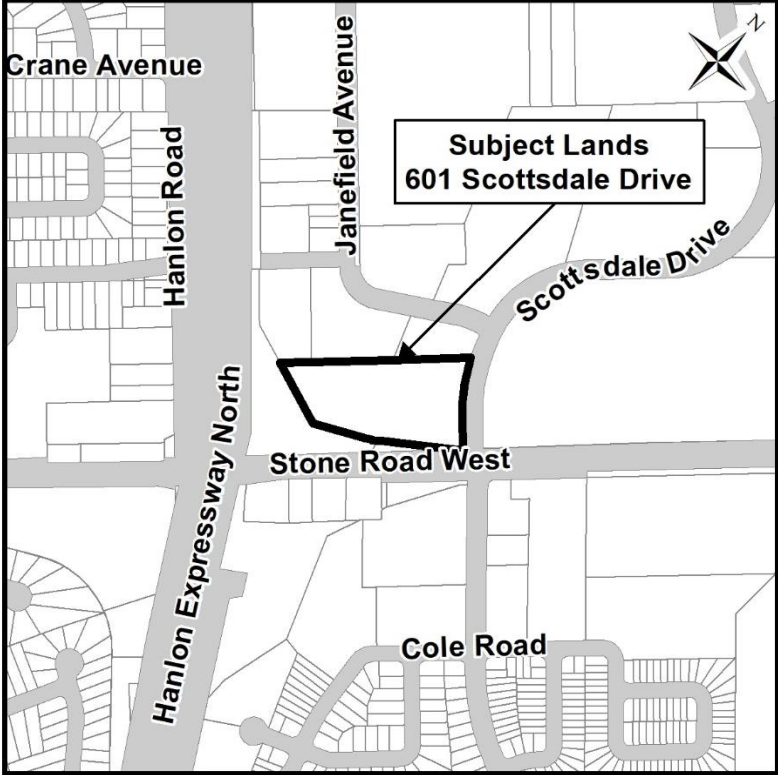
The property affected by Official Plan Amendment No. 99 is municipally known as 601 Scottsdale Drive and legally described as Block K, Registered Plan 649, City of Guelph. The subject property is approximately 2.2 hectares in size with approximately 122 metres of frontage along Scottsdale Drive. The subject property is partially developed, with an eastern portion occupied with a former hotel building that was converted into a residential building containing 164 residential suites geared to students as part of Phase 1 of the development.

The subject property is located on the west side of Scottsdale Drive, between Janefield Avenue and Stone Road West, east of the Hanlon Parkway (see Key Map below).

Surrounding land uses include:

- To the north: a portion of Janefield Avenue, beyond which are predominantly 2-3 storey townhouse buildings, a 4-storey retirement home, W.E. Hamilton Park, and two institutional church uses to the northeast.
- To the south: Stone Road West, beyond which is a commercial plaza, a 1-storey retirement home, and residential uses including 1-2 storey single detached dwellings and two storey apartment buildings about 7 storeys in height.
- To the east: Scottsdale Drive, beyond which is a large commercial plaza for the adjacent Stone Road Mall.
- To the west: the intersection between the Hanlon Parkway and Stone Road West, with blocks of 1-2 storey single detached dwellings beyond.

Location Key Map



Basis of the Amendment

The Official Plan Amendment application was submitted to the City of Guelph in conjunction with an application to amend the Zoning By-law (File OZS24-007) on April 25, 2024. The Official Plan Amendment and Zoning By-law Amendment applications were deemed to be 'complete' on May 15, 2024. The applications were presented to Council at a Public Meeting held on June 11, 2024.

Summary of Changes to the Official Plan

The Official Plan Amendment will add a site-specific policy to the "Mixed-use Corridor 1" land use designation to permit a residential development with a maximum net density of 300 units per hectare.

PART B – THE AMENDMENT

Format of the Amendment

This section of Amendment No. 99 for 601 Scottsdale Drive sets out additions and changes to the text in the Official Plan. Text that is proposed to be amended is illustrated by various font types (e.g. ~~struck-out~~ is to be deleted and **bold** text is to be added).

Implementation and Interpretation

Amendment No. 99 should be read in conjunction with the current Official Plan (2024 Consolidation) which is available on the City’s website at **guelph.ca**, or at the Planning Services office located at 1 Carden Street on the 3rd Floor.

Details of the Proposed Amendment

The Official Plan for the City of Guelph is further amended by adding a new policy 9.12.3.14.

14. 601 Scottsdale Drive

In spite of the maximum density provisions of policy 9.4.4.13 for properties designated Mixed Use Corridor 1 within a Strategic Growth Area, residential development is permitted on the property municipally known as 601 Scottsdale Drive with a maximum net density of 300 units per hectare.

PART C – THE APPENDICES

The following appendices do not form part of Amendment Number No. 99 but are included as information supporting the amendment.

Appendix 1: Public Participation

Appendix 2: Background Studies

Appendix 3: November 13, 2024, Planning Staff Decision Report [2024-460](#)

Appendix 1 to Official Plan Amendment No. 99

Public Participation and Notification Timeline

April 25, 2024	Applications received by the City of Guelph.
May 15, 2024	Applications deemed complete.
May 16, 2024	Combined Notice of Complete Application and Public Meeting mailed to local boards and agencies, City service areas and property owners within 120 metres of the subject lands.
May 16, 2024	Notice of Public Meeting advertised on the City's website and in Guelph Today.
June 11, 2024	Statutory Public Meeting of Council.
October 31, 2024	Notice of Decision Meeting sent to interested parties who provided comments on the applications or requested to receive further notification on the applications.
November 13, 2024	City Council meeting to consider staff recommendation.

Appendix 2 to Official Plan Amendment No. 99

Background Studies

The following studies were submitted by the property owner in support of the Official Plan Amendment and Zoning By-law Amendment:

- Arborist Report, prepared by Ferris and Associates Inc., dated September 2023;
- Architectural Plans, prepared by Sweeny & Co Architects, dated August 2023;
- Civil Plans, prepared by MTE, dated March 2024;
- Cover Letter, prepared by MHBC Planning, dated April 2024;
- Functional Servicing and SWM Report, prepared by MTE, dated September 2023;
- Functional Servicing and SWM Report Addendum, prepared by MTE, dated April 2024;
- Geotechnical Investigation, prepared by MTE, dated September 2023;
- Landscape Plans, prepared by Ferris and Associates Inc., dated September 2023;
- Noise and Vibration Impact Study, prepared by RWDI, dated August 2023;
- Noise and Vibration Impact Study Addendum, prepared by RWDI, dated April 2024;
- Pedestrian Wind Comfort Assessment, prepared by RWDI, dated September 2023;
- Phase 1 ESA, prepared by Watters Environmental Group Inc., dated December 2023;
- Phase 2 ESA, prepared by Watters Environmental Group Inc., dated December 2023;
- Planning Justification Report, prepared by MHBC Planning, dated October 2023;
- Planning Justification Report Addendum, prepared by MHBC Planning, dated April 2024;
- Preliminary Hydrogeological Report, prepared by MTE, dated March 2024;
- Salt Management Plan, prepared by MTE, dated March 2024;
- Section 59 Policy Applicability Review, dated April 2024;
- Survey Plan, prepared by Van Harten Surveying Inc., dated July 2022;
- Transportation Impact Study and Parking Study, prepared by Paradigm Transportation Solutions Ltd., September 2023;
- Transportation Impact Study and Parking Study Addendum, prepared by Paradigm Transportation Solutions Ltd., April 2024; and,
- Urban Design Brief, prepared by MHBC Planning, dated October 2023.